

Town of Union

PLAN COMMISSION MEETING

Minutes of September 24, 2009

The Town of Union Plan Commission regular meeting was called to order at 7:00 pm on Thursday, September 24, 2009 by Chairman Alvin Francis. Plan Commission members Doug Zweizig, Renee Exum, Eric Larsen, Dave Pestor, Kim Gruebling, and Doug Lee were in attendance. Town Chairman Kendall Schneider and Supervisor George Franklin, and Clerk Regina Ylvisaker were also in attendance.

Approve August 27, 2009 Plan Commission Minutes

Page 7 of minutes: Change roll call vote outcome from 7-1 to 7-0.

Motion to approve minutes of August 27, 2009 Plan Commission meeting as corrected made by Kim Gruebling. Second by Eric Larsen. Motion carried by unanimous voice vote.

Motion to add recommendation for town ordinance for citation system to agenda for October 15 joint Plan Commission/Board meeting made by Kim Gruebling. Second by Eric Larsen. Motion carried by unanimous voice vote.

Motion to add "next step for our city/town relations" to the October 15 meeting made by Kim Gruebling. Second by Eric Larsen. Some issues, i.e. boundary agreements, are discussed at EUIC meetings and should be addressed in a more formal manner and with input from more Board/Plan Commission members. Additionally, there should be more regular engagements between City and Town boards, plan commissions, etc. and possibly another joint training. Motion carried by unanimous voice vote.

Doug Zweizig brought up the response from the Wisconsin Department of Health to the letter requesting further study of the impact of wind energy on health and safety of residents. It was his opinion that the letter was a "bureaucratic" response. Zweizig suggests making a freedom of information inquiry to see what information the Department has on these issues as they mention in their letter. However, he would request to have another Plan Commission member send the response, to avoid a conflict of interest as Zweizig may be part of a wind energy advisory committee with the PSC.

Public Hearing: Resolution adopting Temporary Moratorium on the Construction of Large Wind Energy Systems

Chairman Francis recused himself; Vice-Chairman Zweizig opened the hearing at 7:18 p.m. Zweizig reviewed the moratorium, which essentially reiterates what was stated in the temporary moratorium adopted at last month's Town Board meeting.

Jim Bembinster: regarding the length of the moratorium, the Governor has not yet signed the bill, and it is uncertain how long the process could take. Could be 6 months or 18 months. Legislation that would have to be passed for the laws to be put into place could take an additional 9 months. Feels one year moratorium is an adequate length, with the ability to extend it to two years if necessary. Bembinster feels the moratorium is

necessary to protect the Town in light of the legislation; the moratorium can be rescinded early if needed.

Kendall Schneider: The Town needs to be actively engaged in doing something when there is a moratorium in place, and as such he feels there should be wording that “when X happens, we will do Y to our ordinance” included in the moratorium.

Public hearing closed at 7:23 p.m.

Gruebling thinks one year is appropriate; we cannot predict the future but can always extend the moratorium if needed rather than rescinding it. Once the State rules on the issue, the Town should get legal advice as we could be opening up ourselves for a lawsuit if we try to overrule the State.

Doug Lee doesn't disagree on timeframe, but disagrees that State is in charge. Feels that the town should still have opportunity to state our case for our Township and what is best for it.

Dave Pestor stated that the Town has an ordinance in place, and is concerned that we are dealing with land issues and may be going against what the Supreme Court determined about land rights if your primary income is from the land. Cannot restrict someone from getting their primary income from their land.

Motion to recommend to the Board to adopt the Temporary Moratorium on the Construction of Large Wind Energy Systems with an expiration date of October 7, 2010 made by Renee Exum. Second by Doug Lee.

Roll call: Doug Zweizig – Yes; Renee Exum – Yes; Eric Larsen – Yes; Dave Pestor – Yes; Kim Gruebling – Yes; Doug Lee – Yes. Motion carried 6-0.

Review and discussion of possible amendments and updates to the Town of Union Comprehensive Plan, including Land Use section.

Motion to change wording on page 11, second paragraph from:

“Areas closest to existing development are designated as Targeted Short-term (within ten year) Residential Development areas; areas further from existing development are to be considered for later development and are designated as Targeted Long-term (within twenty years) Residential Development areas”

To:

“Targeted short-term residential is defined as those areas suitable for development from the time of the approval of this Plan. When 70% of the short-term acres are improved by residential development, the areas described as targeted long-term residential would be considered for additional development by the Plan Commission” made by Doug Zweizig. Second by Eric Larsen.

Specific areas for short and long term have not yet been determined, only definitions for short and long term.

Roll call: Alvin Francis – No; Doug Zweizig – Yes; Renee Exum – Yes; Eric Larsen – Yes; Dave Pestor – Yes; Kim Gruebling – Yes; Doug Lee – Yes. Motion carried 6-1.

Postpone long/short term development designations on maps until October regular meeting. Plan Commission members should come to the meeting prepared with maps and their suggested designations.

Future discussion-scoring sheets, conservation subdivisions

Motion to adjourn made by Kim Gruebling. Second by Doug Lee. Meeting adjourned at 9:12 p.m.

Respectfully submitted by:
Regina Ylvisaker, Clerk

Note: minutes are considered draft until reviewed and approved by the Plan Commission at a properly noticed meeting.